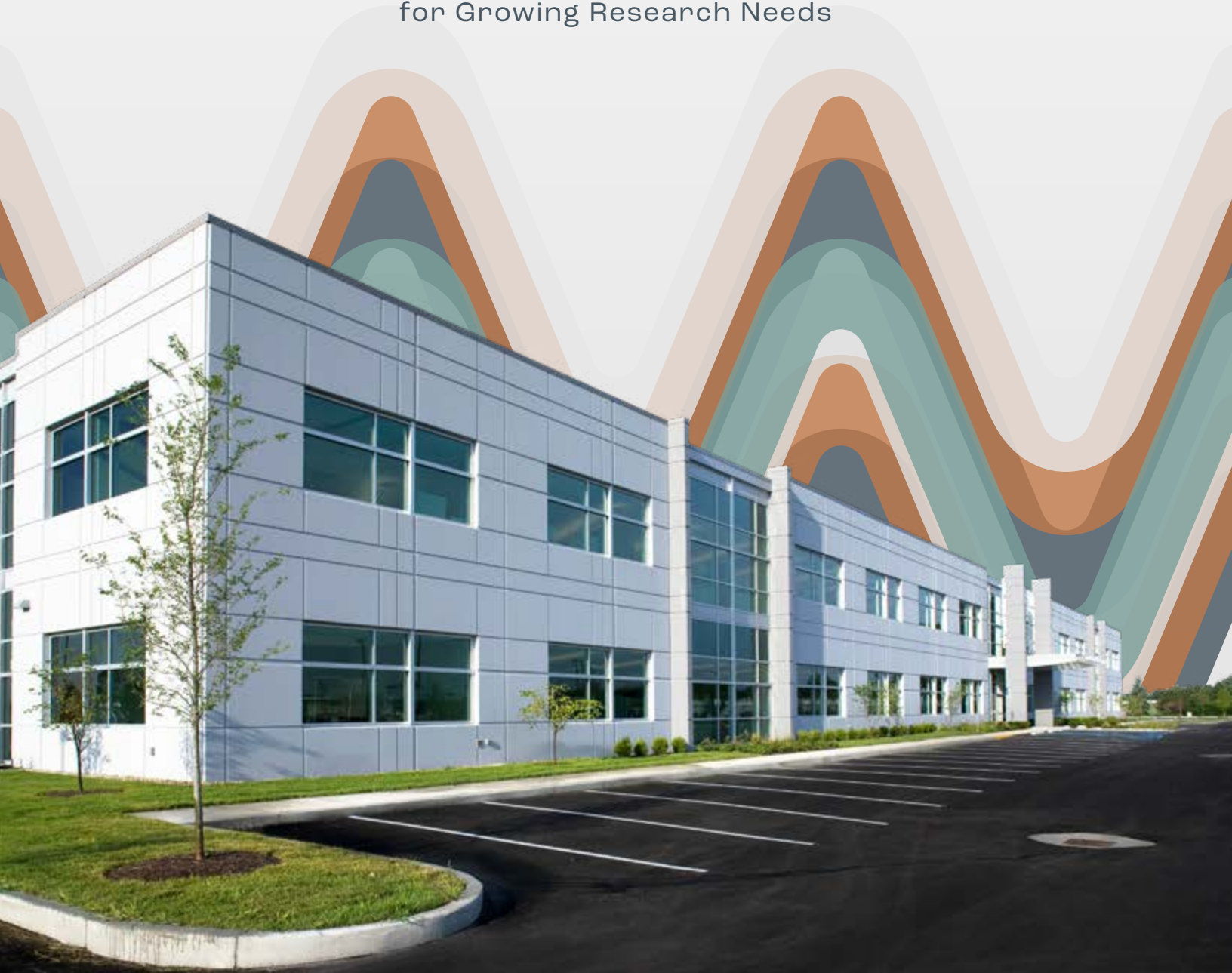




NORTHWEST

RESEARCH CENTER

Providing Essential Laboratory Space
for Growing Research Needs



5735 W 96th St, Indianapolis, IN 46278



80,000 SF of built-out OFFICE / LAB SPACE AVAILABLE

Situated in an ideal location off I-65 & I-465 in Indianapolis, this turn-key property is primed for its next occupant. Northwest Research Center is a two-story facility that spans 80,000 square feet, seamlessly integrating 50,000 sf of cutting-edge laboratory space with a 30,000 sf of state-of-the-art office. Designed to accommodate over 100 research and development scientists, this property offers the perfect blend of form and function for innovative enterprises, providing a ready-made environment for groundbreaking work.

PROPERTY HIGHLIGHTS

Available in 2025



6
walk-in cold
storage units



9
growth
chambers



18
biotechnology & analytical
research laboratories with
hoods, benches, & shelves



2
darkrooms



3
autoclave locations

- Reverse osmosis & deionized water system for clean steam & lab use

- Emergency generator back-up for critical lab functions

- Water, compressed air, & vacuum distributed to all fume hoods

- Floors and roof deck are reinforced with structural steel beams to carry additional loads required for lab equipment & specialized mechanical systems

- Specialized HVAC, mechanical & structural systems to isolate temperature, air pressure, vibration & sound for each lab module

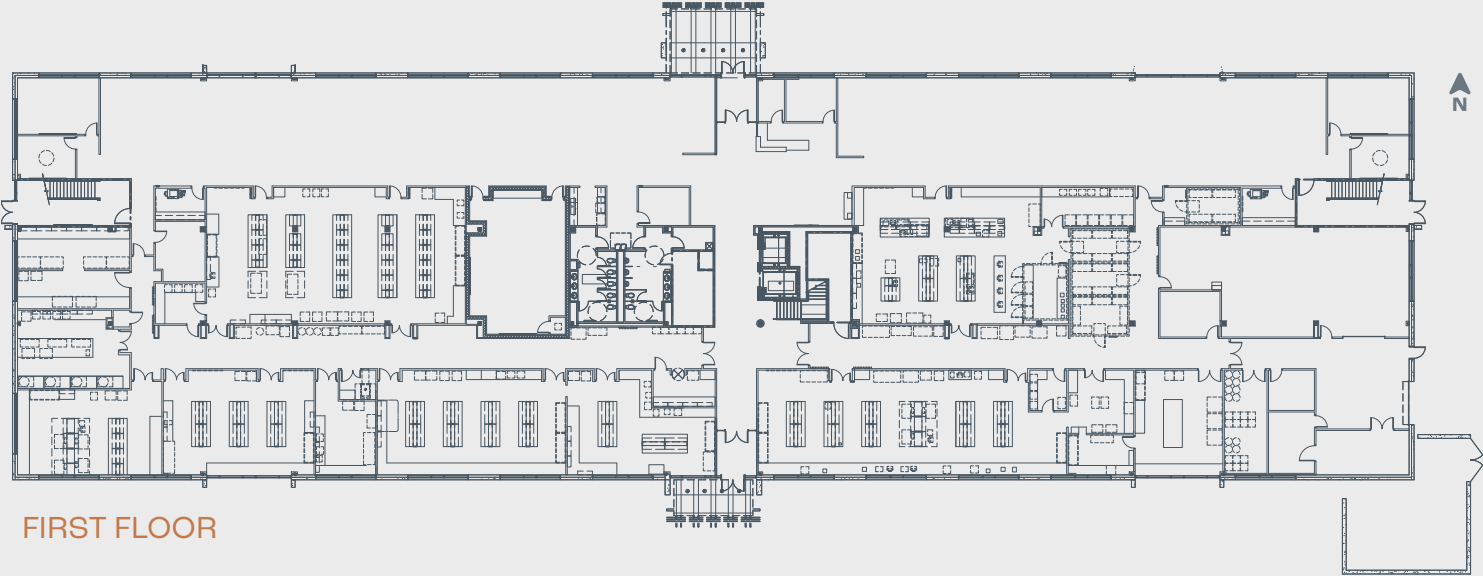
**LEAP
District**
21 mins / 18.9 mi

NW
NORTHWEST
RESEARCH CENTER

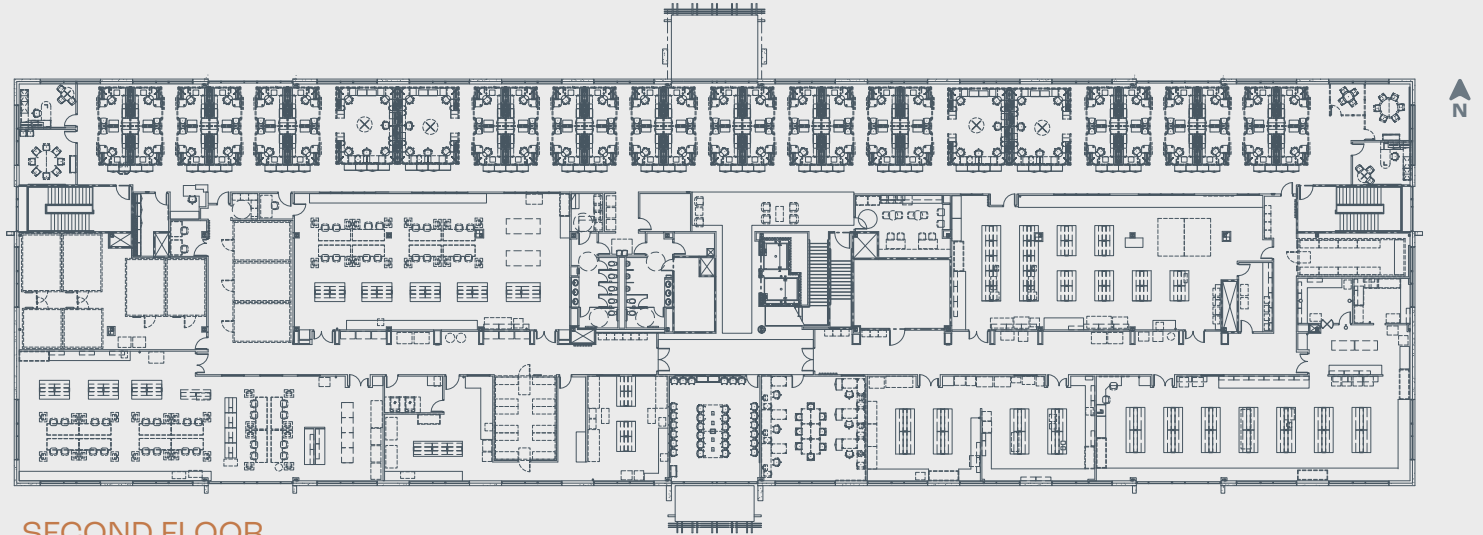
**Downtown
Indianapolis**
23 mins / 16 mi

**Indianapolis
International Airport**
21 mins / 19.7 mi

80,352 SF
TOTAL AVAILABLE
40,176 PER FLOOR



FIRST FLOOR



SECOND FLOOR



A GROWING Life Sciences Hub

The life sciences sector in Indiana had a tremendous year in 2023, with notable accomplishments in innovation, workforce development, and economic impact.

JOIN INDIANA'S STRONG
LIFE SCIENCE ECOSYSTEM



67k
employed
statewide



\$110k
average IN life
sciences wage



\$7.4B
total in
industry wages



979
new patents
granted



\$288m
venture capital
funding



75
new FDA
approvals



34
venture capital
deals



3,100+
total
enterprises



#1
in
pharmaceutical
exports



#2
in life
sciences
exports



\$95b
economic
contribution
to Indiana

IN THE NEWS

Click below for more info ▶



NORTHWEST

RESEARCH CENTER

5735 W 96th St, Indianapolis, IN 46278

Bruce Gordon

Senior Vice President
+1 317 810 7008
bruce.gordon@jll.com

Phil Mosey

Senior Associate
+1 317 810 7688
phil.mosey@jll.com

